

## ***DISTRICT II ADVISORY BOARD***

### **Minutes – October 1, 2001**

The District II Advisory Board meeting was held at 7 p.m. at the Rockwell Branch Library, 5939 E. 9<sup>th</sup> Street North.

#### **Members Present**

Vice-Mayor Joe Pisciotte  
David Babich  
Kevin Bright\*  
Martha Bruce Fair  
Michele Chauncey  
Charlotte Foster  
Larry Frutiger  
John Fuller  
Tim Goodpasture  
Shirley Jefferson  
Mike Jones  
Mike Pompeo  
Kathy Wegner

#### **Members Absent**

(None)

#### **City of Wichita Staff**

David Barber, MAPD  
Scott Knebel, MAPD  
Donte Martin, CMO  
Kurt Schroeder, OCI

#### **Guests**

Don Ablah  
Christian Ablah  
Janna Akins  
Janis Danders  
Jeff Farney  
David Finey  
Celia Gorlich  
Alvin Gregg  
Joyce Gregg  
Jody Haugen  
Jack Hull  
Mary Pat Hull  
Bonnie Huy  
Allen Inlow  
Amy Kellogg  
Mackenzie Matthies  
Nancy McNabb  
Bob Shepherd  
Marge Zakoura-Vaughn  
Todd Whipple  
Lonny Wright

\* Denotes alternate DAB member

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**Council Member Joe Pisciotte** called the meeting to order at 7:00p.m.

**Michele Chauncey (Jefferson)** moved the minutes of the August 20, 2001 DAB meeting be approved as submitted. The motion passed (11-0).

**Mike Jones (Chauncey)** moved the agenda be approved as submitted.  
The motion passed (11-0).

No items were submitted for the public agenda, board agenda, unfinished business agenda, or the traffic agenda.

## **New Business**

### **1. Proposed 2000 Edition of the International Building Code**

**Kurt Schroeder**, Office of Central Inspection, presented the Year 2000 International Building Code. This code is being proposed for adoption by the City of Wichita to replace the Uniform Building Code (UBC), 1997 Edition. The City of Wichita has generally reviewed, locally amended, and adopted the updated national UBC on the three-year national update cycle. This has helped to assure that Wichita is using the most current codes, as well as the most current tested and certified installation practices, materials and products.

In the current three year cycle (year 2000 publication), the three national model building code groups have joined to publish a single model building code called the International Building Code (IBC) and International Residential Code (IRC). The three national model building code groups started working on this unified code in 1997.

The idea of a single, national model building code has been supported and endorsed by most national design, building, building owner, housing construction and other building construction groups, primarily because it will provide consistency and greater efficiency in design and construction throughout the United States. Wichita's own local Home Builders Association, local commercial building contractor groups, building owner/management groups and local chapter of the American Institute of Architects have also been supportive of this new single family of model codes, the International Building Code and International Residential Code.

Local review committees with representation from the structural engineering, architectural, building supply, building construction, local building associations and regional building official community were assembled to study and review both the IBC and the IRC. The UBC, which Wichita has used since the 1960's is no longer being published. The IBC review committee met 16 times between July 2000 and March 2001 to review and make recommendations on the IBC and proposed local amendments. The IRC committees met 10 times between July 2000 and November 2000, and formulated recommended amendments for the 2000 IRC.

Presentations and discussion of the 2000 IRC and IBC, with recommendations for amendments as developed by the review committees, were made to the Board of Code Standards and Appeals (BCSA) at their February, March, April and May 2001 meetings. Public Comment was received during these meetings for BCSA consideration. In addition, on February 28, 2001, an advertised public hearing was held in the City Hall Board room to provide a presentation/overview of the proposed building amendment packages, and to hear public comment and answer questions.

The BCSA recommended adoption of the 2000 IRC with proposed local amendments at its April 2001 meeting, and recommended adoption of the 2000 IBC with proposed local amendments in early September 2001.

**Vice Mayor Pisciotte** thanked Mr. Schroeder for his presentation and opened the meeting to public comment.

**Lonny Wright**, contractor, suggested the City Council should wait until next year in order to compare the IRC and IBC to the National Fire Protections Associations' building code which is still being used in other locales.

**Allen Inlow**, Senior Director of Codes and Standards for the International Association of Plumbing and Mechanical Officials, (IAPMO) suggested OCI should consider adopting the American National Standards Institute "True Consensus" Codes.

**Jeff Farney** stated his desire to see members of the disabled community represented on the committees evaluating building codes.

**Joe Johnson**, Shaefer Johnson Cox & Frey Associates PA, added his support for the process and the adoption of the IBC & IRC.

**Vice-Mayor Pisciotte** closed public comment and thanked interested members of the community for their expressing their concerns. **Pisciotte** added that each DAB would be hearing this presentation and that there will be continued discussion prior to the item appearing before City Council and the adoption of any code.

**Action taken:** Received and filed.

### **Planning Agenda**

#### **2. PUD2001-00002**

**Scott Knebel**, MAPD, presented this planned unit development district. The applicant proposes to redevelop this site for mixed office and commercial uses. This area is currently zoned for mixed uses including general commercial, limited commercial, general office, multi-family and two-family. The site proposed for development is generally located at the southeast corner of Central and Hillside.

**Scott Knebel**, MAPD, described the request and responded to questions. Mr. Knebel explained that MAPD staff recommends approval of the proposed zone change subject to conditions listed the MAPD staff report including including terms included to "memorialize" verbal assurances about the quality of development that have been made by the applicant at neighborhood meetings.

**Russ Ewy**, agent for the applicant, discussed the site plan for the proposed redevelopment. Mr Ewy explained the specifics of the request.

Citizens were allowed to express their concerns with the project. Those concerns included but were not limited to: 1) the proposed widening of Rutan; 2) the amount of traffic currently on

Rutan and the potential for increased traffic due to the redevelopment; 3) the developers plan to enclose a natural stream adjacent to the property.

The DAB members recommended approval of the PUD subject to conditions listed in the MAPD staff report.

**Action taken: The DAB members voted 11-0 to recommend approval of the proposed PUD subject to conditions listed in the MAPD staff report.**

### **3. Proposed Revisions to the Wichita-Sedgwick County Comprehensive Plan**

**Dave Barber**, MAPD, presented proposed amendments to the Wichita Sedgwick County Comprehensive Plan. These proposed amendments include MAPC recommendations as of September 27, 2001.

These amendments seek to address various sections of comprehensive plan including: 1) the location of commercial development areas; 2) utilizing community design principles as a means of creating more livable and sustainable urban environments and neighborhoods; 3) encouraging agricultural activities within Sedgwick County, recognizing that viable agricultural land exists within the County.

Each District Advisory Board will have the opportunity to suggest amendments to the comprehensive plan. There will also be an opportunity for interested citizens to provide recommendations during a meeting tentatively scheduled for the month of November. The MAPD will formally present recommendations to the Wichita City Council and the Sedgwick County Commission once public input has been gathered.

**Action Taken: Received and filed.**

With no further business the meeting adjourned at 10:00.

Respectfully submitted,

Donte Martin  
Neighborhood Assistant  
District II